

ZONING AND ADJUSTMENT BOARD

March 6, 2006

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, March 6, 2006, at 6:30 P.M. with the following members present: Larry Story – Chairman, Frank Topping, Dossie Singleton, Marge Thies, Dale Nichols, Richard Cole, Jr., Rusty Mask, and Frank Szczepanski. Todd Brown, James Sutton, Ron Berry, and Evan Merritt were absent. Meredith Kirste and Dave Davis- Zoning and Adjustment Board Attorneys, Roberta Rogers- Director of Planning Development, and Sandy Cassels- Board Secretary, were present.

Chairman Larry Story called the meeting to order.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Story presented the proof of publication.

Ms. Thies made a motion to approve the minutes from the February 20, 2006, meeting. Mr. Szczepanski seconded the motion and the motion carried.

T2006-0007

Southern States Capital

Mr. Ghale Thomas, representative for the applicant, was present and requesting a Temporary Use Permit for three (3) years to allow a mobile home as a care receiver's residence. There were nine (9) notices sent. Of the nine (9) notices sent, three (3) were returned in objection and none were returned in favor. Ms. Cassels read the letters of objection into the record. There were no objections from the audience. Mr. Thomas explained there were two mobile homes on the property when his son purchased it. If this Temporary Use Permit is approved, one of the mobile homes will be replaced. Mr. Thomas stated his daughter would live in one mobile home and he and his wife would live in the other.

Mr. Nichols made the motion to approve the Temporary Use Permit for three (3) years for a care receiver's residence. Ms. Thies seconded the motion and the motion passed.

T2006-0008

Terry & Michelle Bonner

Terry Bonner, applicant, was present and requesting a Temporary Use Permit for one (1) year to allow a RV while the permanent residence is being constructed. There were six (6) notices sent. Of the six (6) notices sent, one (1) was returned in favor and none were returned in objection. There were no objections from the audience. Mr. Cole asked Mr. Bonner how far along he was on the construction. Mr. Bonner explained the residence should be completed by the end of December. Mr. Topping asked if Mr. Bonner was building the residence himself. Mr. Bonner stated he is owner/builder.

Mr. Nichols made the motion to approve the Temporary Use Permit for one (1) year while the permanent residence is being constructed. Mr. Cole seconded the motion and the motion carried.

R2006-0013

M & M Properties

Stoney Maddox, representative for the applicant, was present and requesting a rezoning on .50 acres MOL from R1 to R2M. There were eight (8) notices sent. Of the eight (8) notices sent, three (3) were returned in objection and none were returned in favor. There were objections from the audience. Ted Weskell, Jack Hildreth, and Carolyn Blanton. The objections were based on the size of the parcel, allegation of "spot zoning", and tax impact. Mr. Maddox explained he wants to place a 1988 single wide mobile home on the parcel. The members noted the number of parcels with mobile home zoning in the area. Ms. Thies explained the requested zoning would allow a Mobile Home.

Mr. Nichols made the motion to recommend approval of the rezoning to the Board of County Commissioners. Ms. Thies seconded the motion and the motion carried.

R2006-0014

Michael & Carrie-Norman Tadlock

Michael Tadlock, applicant, was present and requesting a rezoning on .51 acres MOL from R1A to R2C. There were nine (9) notices sent. Of the nine (9) notices sent, two (2) were returned in favor and none were returned in objection. There were no objections from the audience. Mr. Nichols asked if Mr. Tadlock was planning on building a residence on the parcel. Mr. Tadlock explained there is a residence on the property which he is trying to sell and when the realtor checked the zoning, they discovered it had an illegal zoning, therefore Mr. Tadlock is trying to correct it. The parcel is a vested parcel, and the requested zoning brings the property into compliance with the current zoning code.

Mr. Nichols made the motion to recommend approval of the rezoning to the Board of County Commissioners. Mr. Cole seconded the motion and the motion carried.

DRI 2006-1

The Villages of Lake-Sumter

Jack Sullivan and Marty Dzuro, representatives for the applicant were present, and requesting transmittal of a land use change on 89 acres MOL, and inclusion of the property within the urban development boundary. The property consists of nine parcels in several locations. The parcels are within or contiguous to The Villages of Sumter, and would be added into the master plan. No additional dwelling units or commercial square footage is requested. There are 49 acres MOL between the charter schools for ball fields. The balance will be folded into the existing master plan layout for residences, golf courses, and drainage. There were objections from the audience. Mr. Robert Schmitt questioned Mr. Sullivan and Mr. Dzuro regarding traffic on CR 109. Mr. Dzuro explained the only traffic in the area in question should be construction traffic and as construction moves south, the entrances for construction will move south also and there will be no new entrances in the area in question. . Mr. Nichols recommended approval for the transmittal to the Board of County Commissioners. Mr. Cole seconded the motion and the motion carried.

Mrs. Rogers introduced Mr. Eric Kelly who is working on revising the Land Development Code. Mr. Kelly asked the board if they had any recommendations they would like to see implemented into the code. Mr. Nichols explained he feels we need a better classification for Heavy Commercial. Mr. Topping would like to see more Planned Commercial and less Heavy Commercial. Mr. Kelly explained they are working on Highway Commercial and additional commercial classifications. Mr. Kelly explained property owners are not always entitled to the highest/best use, but to the most reasonable use. Mr. Kelly agreed that additional definition of commercial usages will be beneficial.

Ms. Thies made a motion to adjourn the meeting at 8:00 pm. Mr. Nichols seconded the motion and the motion carried.

Larry Story, Chairman
Zoning and Adjustment Board